



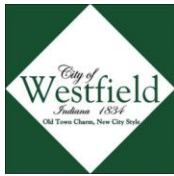
<b>PETITION NUMBER:</b>	1001-PUD-01	
<b>APPROXIMATE LOCATION:</b>	146 <sup>th</sup> Street & Towne Road	
<b>PETITIONER:</b>	Estridge Development Company	
<b>REPRESENTATIVE:</b>	Joe Calderon, Bose McKinney & Evans LLP	
<b>REQUEST:</b>	Change in zoning of approximately 1,409 acres to the Symphony PUD District.	
<b>CURRENT ZONING:</b>	AG-SF1, SF-2 and Centennial North PUD	
<b>STAFF REVIEWER:</b>	Kevin M. Todd, AICP	
<b>ZONING HISTORY:</b>	0407-REZ-05	Sugar Creek Rezone (a portion of the Nature and Recreation District)
	0901-PUD-01	Centennial North PUD (a portion of the Residential District)
<b>EXHIBITS:</b>	<ol style="list-style-type: none"> <li>1. Staff Report</li> <li>2. Aerial Location Map</li> <li>3. Comprehensive Plan Map</li> <li>4. Symphony PUD Proposal (Original); <i>May 26, 2010</i></li> <li>5. Supplemental Materials provided by the Petitioner; <i>July 2, 2010</i></li> <li>6. Ownership &amp; Control Map; <i>July 30, 2010</i></li> <li>7. Symphony PUD Proposal (Revised); <i>September 3, 2010</i></li> <li>8. Symphony PUD Proposal (Redline); <i>September 3, 2010</i></li> <li>9. Supplemental Petitioner Comments; <i>September 3, 2010</i></li> <li>10. Detailed Staff Comments &amp; Petitioner's Response; <i>September 20, 2010</i></li> <li>11. Executive Summary of PUD Issues; <i>September 20, 2010</i></li> <li>12. Public Comment Summary; <i>September 20, 2010</i></li> </ol>	

### **PETITION HISTORY**

This petition was introduced at the December 14, 2009 City Council meeting. It was reviewed at the December 22, 2009 Technical Advisory Committee meeting, and it received a public hearing at the June 21, 2010 Advisory Plan Commission (the "APC") meeting. It was last considered at the August 2, 2010 APC meeting. Several revisions have been made to the PUD since that time and are included in the exhibits of this report.

### **PROCEDURAL**

The official public hearing was held at the June 21, 2010 APC meeting. The APC may hear additional public comment at the APC President's discretion, or by a majority of the APC members present.



## **PROJECT OVERVIEW**

### **Project Description**

The subject property is approximately 1,409 acres in size and is generally located between 146<sup>th</sup> Street and 161<sup>st</sup> Street and between Ditch Road and Shelborne Road (the "Property"). The proposed Planned Unit Development ("PUD") Ordinance allows for a maximum of 4,112 dwelling units and a maximum of 1.16 million square feet of non-residential space (of which 410,000 square feet is allocated for retail uses). The PUD has three (3) districts: the Residential District, the Mixed Use District, and the Nature and Recreation District (the "Project").

The PUD Ordinance allows for several different residential lot and unit types in the Residential District. The intent is to create a variety of home types and lot sizes in order to accommodate different housing needs. The detached single family residential options range from 800 square-foot lots to 9,000 square-foot lots. The PUD Ordinance also allows for single-family attached and multi-family housing dwellings. The proposed PUD encourages the intermingling of different dwelling types and sizes so that diverse, non-homogenous neighborhoods are designed. Accessory buildings, accessory dwellings, and home occupations are also permitted. Dwellings may front on either a public right-of-way or on open space.

The intent of the Mixed Use District is to create a neo-traditional town center area, where buildings are located close to the street and a high level of pedestrian activity is anticipated. This district allows for buildings up to 56 feet tall and a mixture of residential and non-residential uses. In addition to the same dwelling types that are allowed in the Residential District, Live-Work Units are also permitted. The Mixed Use District permits a variety of lodging, office, retail, civic, and educational uses. The Mixed Use District is located in three (3) areas: the northwest corner of 146<sup>th</sup> Street and Towne Road; the northern side of the intersection at 146<sup>th</sup> Street and Ditch Road; and the eastern side of the intersection at Towne Road and 161<sup>st</sup> Street.

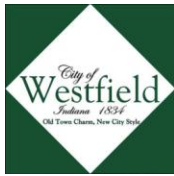
The Nature and Recreation District includes the existing Woodwind Golf Club, residential dwellings and a limited number of non-residential uses, including: restaurants, civic-oriented uses and other recreational uses.

In addition to the non-residential uses anticipated in the Mixed Use District and the Nature and Recreation District, small areas of non-residential uses are permitted at certain "nodes". The PUD allows two (2) nodes within the Residential District which each allow up to 15,000 square feet of non-residential space, including retail, office, and restaurant uses (totaling a possible 30,000 square feet of space for the entire PUD). These non-residential nodes can be located in the area of 156<sup>th</sup> Street and Ditch Road and the area of 146<sup>th</sup> Street and the gas pipeline.

### **Comprehensive Plan (Feb 2007, as amended)**

The Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan") identifies the Property as being located within four (4) of the comprehensive plan land use classifications: Existing Suburban Residential; New Suburban Residential; Existing Rural Southwest; and Local Commercial. See attached Exhibit 3.

The majority of the Project falls within the Existing Suburban Residential and the New Suburban



Residential classifications. The westernmost portion of the Property lies within the Existing Rural Southwest classification. A small portion of the Property around the intersection of Towne Road and 146<sup>th</sup> Street is located within the Local Commercial classification.

Thoroughfare Plan (Feb 2007, as amended)

The Westfield-Washington Township Thoroughfare Plan identifies the following roadway classifications: Towne Road, Primary Arterial 2 (150' ROW); Ditch Road and 161<sup>st</sup> Street, Secondary Arterial (120' ROW); and 151<sup>st</sup> Street, 156<sup>th</sup> Street, 159<sup>th</sup> Street, and 166<sup>th</sup> Street, Collectors (100' ROW). The Alternative Transportation Plan identifies the roadways listed above as being part of the City's trail and pathway network. The Alternative Transportation Plan calls for multi-use pathways that are eight (8) feet in width to be located along Collector Streets and Arterial Streets.

146<sup>th</sup> Street lies within the jurisdiction of the Hamilton County Highway Department (established by interlocal agreement). 146<sup>th</sup> Street is planned to be a limited access thoroughfare. The road cross-section is planned to include two eastbound and two westbound travel lanes, separated by a center median (similar to the sections of 146<sup>th</sup> Street that have already been improved). In addition, the County is planning to provide frontage roads along 146<sup>th</sup> Street to assist in further limiting road cuts.

Annexation

The Property is within the corporate boundaries of the City of Westfield.

Well Head Protection-Ord. 05-31

The Property is not within a wellhead protection area.

**STAFF COMMENTS**

See "Detailed Staff Comments & Petitioner's Response" in Exhibit 10.  
See "Executive Summary of PUD Issues" in Exhibit 11.  
See "Public Comment Summary" in Exhibit 12.

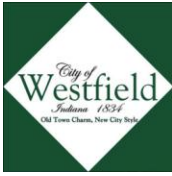
**STATUTORY CONSIDERATIONS**

Ind. Code 36-7-4-603 states that when considering requests for changes in zoning, reasonable regard shall be paid to:

1. The Comprehensive Plan.

The Comprehensive Plan identifies the Property as being located within four (4) of the comprehensive plan land use classifications: Existing Suburban Residential; New Suburban Residential; Existing Rural Southwest; and Local Commercial. See attached Exhibit 3.

The majority of the Project falls within the Existing Suburban Residential and the New Suburban Residential classifications. The westernmost portion of the Property lies within the Existing Rural Southwest classification. A small portion of the Property around the intersection of Towne Road and 146<sup>th</sup> Street is located within the Local Commercial classification.



2. Current conditions and the character of current structures and uses.

The general character of the Property is rural. The majority of the land is used agriculturally. Additional uses on the Property include a golf course and individual residential lots (which are not in a traditional residential subdivision).

3. The most desirable use for which the land is adapted.

The Comprehensive Plan includes a vision for the desirable growth and development of Westfield-Washington Township. The project would appear to be more intense in areas than was considered for the Comprehensive Plan.

4. The conservation of property values throughout the jurisdiction.

It is uncertain what, if any, impact this project will have on property values throughout the jurisdiction.

5. Responsible growth and development.

The site is contiguous to other developed areas, and the improvement of the Property would be consistent with the principle of contiguous growth. City services such as water, sewer, and emergency services exist on or near the Property.

**PROCESS REQUIREMENTS**

<u>Required Submittals</u>	<u>Original</u>	<u>Amended</u>	<u>Status</u>
Application	12/07/09	-	Submitted
Fees	12/07/09	-	Paid
Legal Description	12/07/09	-	Submitted
Consent Forms	12/07/09	07/30/10	Submitted
Neighbor Meeting	12/16/09 & 12/22/09	-	Meetings Held
PUD Ordinance	12/07/09	05/26/10 & 09/03/10	Submitted

<u>Required Procedure</u>	<u>Original</u>	<u>Status</u>
Pre-Filing Conference	08/03/09	Meeting Held
Notice - Sign on site	06/11/10	Posted
Notice – Newspaper	06/11/10	Published
Notice – Mail	06/11/10	Postmarked

**STAFF RECOMMENDATIONS**

- This project is eligible for a vote at the September 20, 2010 APC meeting.
- If the APC is comfortable with the ways the petitioner has addressed the issues identified in Exhibits 10, 11 and 12, then staff recommends sending a favorable recommendation to the City Council.
- If all outstanding issues are not adequately addressed by the petitioner, then the APC may either continue this item until the October 4, 2010 APC meeting for further discussion or send a negative recommendation to the City Council.

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***KMT***